

FOR SALE

# 1230 INDUSTRIAL ROAD WEST KELOWNA, BC

ROYAL LEPAGE KELOWNA  
COMMERCIAL



13,106 SF STANDALONE BUILDING ON A 1.46 ACRE LOT

SALE-LEASEBACK OPPORTUNITY



**Steve Laursen**

Personal Real Estate Corporation  
Royal LePage Kelowna Commercial  
250 808 8101  
stevelaursen@rlkcommercial.com

**Brent Johannesen**

Vice President, Industrial  
403 261 1116  
brent.johannesen@cushwake.com

**Eric Rice**

Personal Real Estate Corporation  
Vice President, Industrial  
604 640 5877  
eric.rice@cushwake.com

# FOR SALE

## 1230 INDUSTRIAL ROAD

### WEST KELOWNA, BC

ROYAL LEPAGE KELOWNA  
COMMERCIAL

CUSHMAN &  
WAKEFIELD

#### OPPORTUNITY

Cushman & Wakefield ULC and RLK Commercial are pleased to present the opportunity to purchase a 13,106 sf standalone industrial warehouse on a 1.46 acre corner lot. The subject property was built in 2017 and features six dock loading doors and ample yard room for maneuvering and parking trucks.

#### LOCATION

1230 Industrial Road is located on the north-west intersection of Industrial and Westlake Road, offering convenient access to BC Highway 97, the key arterial route through the Okanagan Valley. In addition to its convenient location, this area offers a range of amenities for businesses and their employees, such as a variety of restaurants, cafes, and shops, as well as several parks and outdoor recreational areas.

#### LEGAL DESCRIPTION

Lot C District Lot 506 Osoyoos Division Yale District Plan 30698  
PID: 003-862-682

#### BUILDING FEATURES

- Year Built: 2017
- Concrete tilt construction
- Located off a light controlled highway intersection
- Two access points via Industrial Road and Westlake Road
- Ample yard room for truck maneuvering and parking

#### WAREHOUSE FEATURES

- 28' ceiling height
- 6 x dock loading positions
- 1 grade loading door with ramp access
- Freezer/cooler storage area
- LED lighting

#### OFFICE FEATURES

- Reception / open office plan
- 3 private offices
- HVAC throughout office area

#### ZONING

**I1 Light Industrial Zone** – This zoning is intended to accommodate a wide mix of light industrial and associated uses.

[Click here to view a comprehensive list of uses permitted under this zoning.](#)

#### ASKING PRICE

\$5,900,000



#### Steve Laursen

Personal Real Estate Corporation  
Royal LePage Kelowna Commercial  
250 808 8101  
stevelaursen@rlkcommercial.com

#### Brent Johannesen

Vice President, Industrial  
403 261 1116  
brent.johannesen@cushwake.com

#### Eric Rice

Personal Real Estate Corporation  
Vice President, Industrial  
604 640 5877  
eric.rice@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (05/23/bg)